125.0	0001	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,114,300 / 1,114,300
					USE VALUE:	1,114,300 / 1,114,300
					ASSESSED:	1,114,300 / 1,114,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		WINDERMERE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEVINE STEVEN P & CHERYL G
Owner 2:	
Owner 3:	
Street 1:	25 WINDERMERE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GIBSON EDWARD J & BARBARA -
Owner 2:	TRUSTEES/GIBSON FAMILY TR -
Street 1:	25 WINDERMERE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1911, having primarily Stucco Exterior and 2315 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8004.000	517,500	2,700	594,100	1,114,300
Total Card	0.184	517,500	2,700	594,100	1,114,300
Total Parcel	0.184	517,500	2,700	594,100	1,114,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.30 /Parcel: 481.30

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 80245

GIS Ref

GIS Ref

Insp Date 04/08/14

!9669!

PREVIOUS ASSESSMENT

Parcel ID: 125.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	517,500	2700	8,004.	594,100	1,114,300		Year end	12/23/2021
2021	101	FV	502,700	2700	8,004.	594,100	1,099,500		Year End Roll	12/10/2020
2020	101	FV	502,600	2700	8,004.	594,100	1,099,400	1,099,400	Year End Roll	12/18/2019
2019	101	FV	373,800	2700	8,004.	627,100	1,003,600	1,003,600	Year End Roll	1/3/2019
2018	101	FV	373,800	2700	8,004.	462,100	838,600	838,600	Year End Roll	12/20/2017
2017	101	FV	373,800	2700	8,004.	442,300	818,800	818,800	Year End Roll	1/3/2017
2016	101	FV	373,800	2700	8,004.	409,300	785,800	785,800	Year End	1/4/2016
2015	101	FV	348,100	2700	8,004.	343,300	694,100	694,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:26:06

LAST REV

Date	Time
06/25/15	13:25:45
philc	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9669

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIBSON EDWARD J	61216-315		2/15/2013	Change>Sale	630,000	No	No		
GIBSON EDWARD/E	23420-247		7/14/1993		99	No	No		F

USER DEFINED

Prior Id # 1:	80245
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/2013	729	Renovate	13,000					
3/20/2013	396	Addition	44,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/8/2014	Measured	PC	PHIL C
8/20/2013	Meas/Inspect	JBS	JOHN S
6/7/2013	Info Fm Prmt	EMK	Ellen K
5/23/2013	Info Fm Prmt	EMK	Ellen K
3/11/2009	Inspected	372	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8004		Sq. Ft.	Site		0	90.	0.82	10									594,110						594,100	

Total AC/HA:	0.18375	Total SF/SM:	8004	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	594,110	Spl Credit		Total:	594,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.11708188
Const Adj.:	1.00989902
Adj $ / SQ:	152.299
Other Features:	114000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	635724
Depreciation:	118245
Depreciated Total:	517479

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

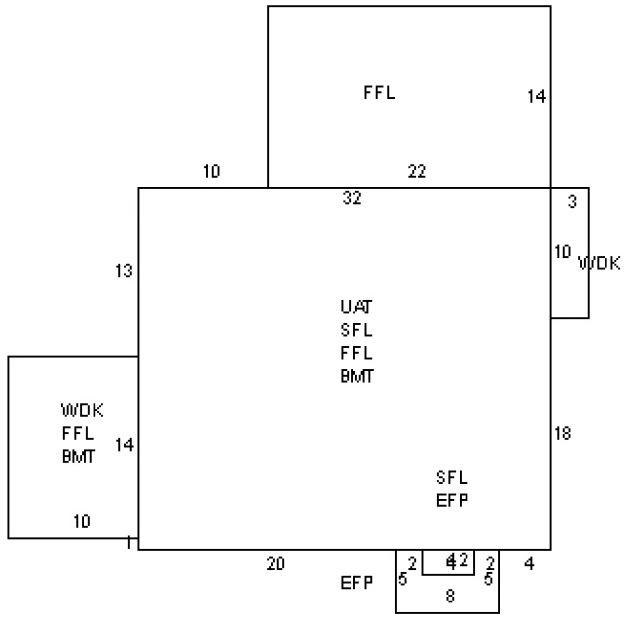
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	184.28
Special Features:	0	Val/Su Net:	139.19
Final Total:	517500	Val/Su SzAd	230.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,344	152.300	204,690
BMT	Basement	1,036	45.690	47,334
SFL	Second Floor	904	152.300	137,678
UAT	Upper Attic	224	74.630	16,716
WDK	Deck	170	12.000	2,040
EFP	Enclos Porch	40	73.320	2,933

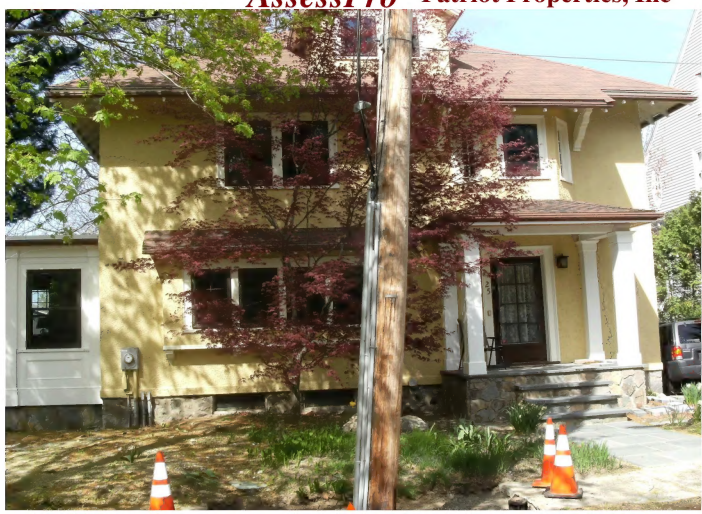
	Net Sketched Area:	3,718		Total:	411,391
Size Ad	2248	Gross Area	4390	FinArea	2315

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	30	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

125.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X12	F	FR	1935	22.87	T	50	101			2,700			2,700

More:	N	Total Yard Items:	2,700	Total Special Featues:		Total:	2,700